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LEGAL FORMS

No. 803
November 1994

SPECIAL WARRANTY DEED (Corporation to Individual) (Illinois)



Doc#: 0416033174
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 08/08/2004 11:16 AM Pg: 1 of 3

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THIS AGREEMENT, made this 21 day of FEBRUARY, 2004, between 6827-29 N. LAKEWOOD (CHICAGO), LLC

a corporation created and existing under and by virtue of the laws of the State of ILLINOIS and duly authorized to transact business in the State of ILLINOIS, party of the first part, and VALERIE CORR

1733 W. WINNEMAC #1, CHICAGO, IL 60640

(Name and Address of Grantee)

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND 00/100----(\$10.00) Dollars and other good & valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to her heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

Above Space for Recorder's Use Only

SEE LEGAL ATTACHED TO AND MADE PART OF

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, her heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, her heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

Permanent Real Estate Number(s): 11-32-124-003 affects underlying land

Address(es) of real estate: 6827 N. LAKEWOOD #1E, CHICAGO, IL 60626

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ President, and attested by its _____ Secretary, the day and year first above written.

6827-29 N. LAKEWOOD (CHICAGO), LLC

(Name of Corporation)

By X _____
President

Attest: _____
Secretary

This instrument was prepared by WILLIAM S. HARRISON 5940 W. TOUHY #140, NILES, IL 60714
(Name and Address)

BOX 333-CT

8190832

300

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MAIL TO: THOMPSON & THOMPSON
 (Name)
145 LaSalle St. - #302
 (Address)
Chicago, IL 60603
 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
VALERIE COYNE
 (Name)
6827 29 N Lakewood, Unit 1E
 (Address)
Chicago, IL 60626
 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____


STATE OF ILLINOIS
 COUNTY OF COOK } ss.

I, The Undersigned a Notary Public.
 in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that LAWRENCE LEVY
 personally known to me to be the _____ President of 6827-29 N. LAKEWOOD (CHICAGO), LLC
 a n Illinois corporation, and _____, personally known to me to be the
 _____ Secretary of said corporation, and personally known to me to be the same persons whose
 names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that
 as such _____ President and _____ Secretary, they signed and
 delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to
 authority, given by the Board of _____ Directors of said corporation as their free and voluntary
 act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27 day of February, 2004

Manuel Ch...
 Notary Public
 Commission expires 8/1/06

STATE TAX




STATE OF ILLINOIS
 JUN.-7.04
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000070562

REAL ESTATE TRANSFER TAX
0017700
FP 102808

COUNTY TAX



COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 JUN.-7.04
 REVENUE STAMP

0000070744

REAL ESTATE TRANSFER TAX
0008850
FP 102802


Box _____

SPECIAL WARRANTY DEED
 Corporation to Individual

TO

OPER

CITY TAX



CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE
 JUN.-7.04

0000011770

REAL ESTATE TRANSFER TAX
0132750
FP 102805

GEORGE E. COLE

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LEGAL DESCRIPTION:

UNIT 6827-1E TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 6827-29 N. LAKEWOOD CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED SEPTEMBER 2, 2003 AS DOCUMENT NO. 0324531033, IN SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 11-32-124-003 (affects underlying land)

COMMONLY KNOWN AS: 6827 N. LAKEWOOD #1E, CHICAGO, ILLINOIS 60626

THE TENANT OF 6827-1E HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."